

a) Beach Front Building Sites

Front setback (street) 5 feet on ground floor,
6 inches above ground floor.

Side setbacks adjacent to streets and alleys 6 inches all floors, except in front of garages where 3 feet is required.

Side setbacks adjacent to other building sites 3 feet all floors --
Sec. 7-9-128 of the Orange County Zoning Code is not applicable except for decks providing access on ground floor.

Rear setback (on the sand) None required.

b) Building Sites between North Pacific Ave. and Pacific Coast Highway

Front setback (street) 5 feet on ground floor,
6 inches above ground floor.

Side setbacks adjacent 3 feet on ground floor except in front of garages where 5 feet is required;
6 inches above ground floor.

Side setbacks adjacent other building sites 3 feet all floors --
Sec. 7-9-128 of the Orange County Zoning Code is not applicable except for decks providing access on ground floor.

Rear setback 5 feet on ground floor,
6 inches above ground floor.

c) Building Sites between Pacific Coast Highway and the Sunset Channel and those building sites fronting on Park Ave., PCB and abutting the Channel

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Front setback (street)

5 feet on ground floor,
6 inches above ground floor.

**Side setbacks adjacent to
street and alleys**

6 inches all floors except in
front of garages where 3 feet
is required.

**Side setbacks adjacent to
other building sites**

3 feet all floors --
Sec. 7-9-128 of the Orange
County Zoning Code is not
applicable except for decks
providing access on ground
floor.

Rear setback (channel)

10 feet from bulkhead or rear
property line, whichever is
more restrictive on the
ground floor, 5 feet above
ground floor.

**See Section 3d. (Sunset Beach Waterways) for dock, gangway,
and landing criteria.**

**No structure higher than twelve (12) inches from top of the
bulkhead shall be permitted in the required rear setback
except for a five (5) foot security fence of open weave
design to a maximum of thirty-five percent (35%) opaque.
This height shall be measured from the top of the concrete
bond beam of the existing bulkhead.**

d) Building Sites between Bay View Drive and Sunset Channel

Front setback (street)

5 feet ground floor,
6 inches above ground floor.

**Side setbacks adjacent to
streets and alleys**

6 inches all floor except in
front of garages where 3 feet
is required.

**Side setbacks adjacent to
other building sites**

3 feet all floors --
Sec. 7-9-128 of the Orange
County Zoning Code is not
applicable except for decks
providing access on the
ground floor.

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Rear setback (channel)	10 feet from bulkhead or rear property line, whichever is more restrictive on the ground floor, 10 feet on all other floors except that a balcony deck may extend 5 feet into the rear setback measured from the required building setback.
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See Section 3d. (Sunset Beach Waterways for dock, gangway, and landing criteria.

No structure higher than twelve (12) inches from top of the bulkhead shall be permitted in the required rear setback except for a five (5) foot security fence of open weave design to a maximum of thirty-five (35) percent opaque. This height shall be measured from the top of the concrete bond beam of the existing bulkhead.

e) Building Sites between Bay View Drive and Intrepid Lane

Front setback (Bay View)	5 feet ground floor, 6 inches above ground floor.
Side setbacks adjacent to streets and alleys	6 inches all floors except in front of garages where 3 feet is required.
Side setbacks adjacent to other building sites	3 feet all floors -- Sec. 7-9-128 of the Orange County Zoning Code is not applicable except for decks providing access on the ground floor.
Rear setback (Intrepid Lane)	5 feet all floors except that an open balcony deck on the second or third floor to 6 inches from property line.

4) Open Areas.

New residential units within areas b) and e) above shall include a minimum of ninety (90) square feet of open area by providing for 1) rooftop patios, 2) balconies or decks and/or 3) ground floor yards exclusive of required setback areas. Any such open area must have a minimum dimension of four (4) feet six (6) inches, shall be contiguous to the living area, and shall not face onto any adjoining lot.

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- 5) All building plans shall provide an area for the storage of a minimum of one (1) thirty (30) gallon trash can per dwelling unit. This shall be concealed from public view.

- 6) Off-street parking shall be in conformance with Section E of the Sunset Beach Land Use Regulations. Additional parking shall not be required when additions, not exceeding fifty (50) percent of the floor area of the total structure, are made to lawfully nonconforming residential uses.

- 7) All roof structures, such as air conditioning units, elevator equipment or other roof mounted appurtenances, shall be screened from view and shall not exceed the overall thirty-five (35) foot height limit, except chimneys and other ventilation structures not to individually exceed dimensions of two (2) feet by two (2) feet per flue and not to exceed the height of the building by more than ten (10) percent.

- 8) Sec. 7-9-125.1. Required street and highway dedication and improvements of the Orange County Zoning Code shall not be applicable to the SBSP/LCP area except for those properties abutting Pacific Coast Highway.

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2. Sunset Beach Tourist (SBT).

a. Purpose and Intent

The Sunset Beach Tourist (SBT) District is intended to provide the regulations which will permit the establishment, operation and maintenance of a commercial area that will supply the needs of tourists, visitors, and the local community.

Whenever the occupancy or use of any premise is changed to a different use or the existing use is altered, enlarged, expanded or intensified, parking to meet the requirements of this section shall be provided for the new use or occupancy. This provision shall not apply to the addition of rooms or other alterations to lawful nonconforming residential dwellings in a commercial zone which do not increase the total floor area more than fifty (50) percent.

As an aid in determining the amount of intensification occurring since 1985, the document prepared by the LCP Board on November 9, 1985, IDENTIFICATION OF PROPERTY ZONED COMMERCIAL ALONG PACIFIC COAST HIGHWAY IN SUNSET BEACH, shall be used as a reference document.

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b. Principal Permitted Uses

The following principal permitted uses are subject to the approval of a Coastal Development Permit by the Planning Commission.

- 1) Athletic/health/recreational clubs and centers.
- 2) Automobile service stations subject to the site development standards of Zoning Code, Section 7-9-114.
- 3) Bars, night clubs, and cocktail lounges.
- 4) Beauty shop or barber shop.
- 5) Parks and playgrounds.
- 6) Restaurants, drive-ins, and fast food establishments.
- 7) Other retail and service business associated with the needs of tourists, visitors, and the local community.
- 8) Hotels, motels.
- 9) Time-share projects.
- 10) Commercial boat docks.
- 11) Bed and breakfast.

c. Other Permitted Uses

Other permitted uses subject to a Coastal Development Permit by the Planning Commission.

Coastal Development Permits for the following are subject to appeal to the California Coastal Commission pursuant to Section 7-9-118.6(g) of the Orange County Zoning Code.

- 1) Civic and government uses.
- 2) Community facility.
- 3) Public/private utility buildings and structures.
- 4) Residential Uses:
 - a) Located above the first floor of a Principal Permitted Use.
 - b) Parking for both the primary commercial uses and the residential use conforms to Section E of these regulations.
 - c) Such residential use shall not exceed fifty (50) percent of the gross square footage of the entire structure.

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d) Temporary Uses Permitted

Christmas tree and Halloween pumpkin sales only shall be allowed per Zoning Code Section 7-9-136.

e) Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site.

1) Garages and carports per Section

2) Fences and wall per Zoning Code Section 7-9-137.

3) Parking structures.

4) Outdoor dining areas.

5) Signs per Section F.

f. Additions to lawful nonconforming residential uses are permitted if their cost does not exceed fifty (50%) percent of the market value of the residential use.

g. Prohibited Uses

1) All uses not permitted above are prohibited.

2) Wholesale businesses.

3) Outdoor advertising signs.

4) Sale of food or beverages from vehicles or push carts.

5) Firework sales.

6) Adult entertainment businesses per section 7-9-146.3 of the Zoning Code.

7) All Temporary Uses whether under cover or in the open, except as provided in e. above and in General Provision No. 10.

h. Site Development Standards

The establishment, operation, and maintenance of the uses permitted by this regulation shall be in compliance with the following provisions:

1) Building height - thirty-five (35) feet maximum as measured from the minimum bottom elevation (see 2 below).

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- 2) Bottom elevation - the finished floor elevation for new construction should be a minimum of two (2) feet above the centerline of the frontage street or two (2) feet above the highest perimeter curb elevation of the property, whichever is greater, unless the applicant can prove, using detail hydrologic and hydraulic calculation, that the proposed finished floor elevation has protection from being flooded from a 100-year flood in a manner meeting the approval of the Manager, EMA/Subdivision.

Those building sites abutting the Sunset Beach Waterways District shall have the additional requirement that the finished floor elevation also be set at a minimum of two (2) feet above the bulkhead elevation.

- 3) Setbacks - Except as noted in a) & b) below, there shall be no required setbacks in the Sunset Beach Tourist District.
- a) A three (3) foot setback is required for all structures adjacent to SBR zoned properties.
- b) Service stations per Section 7-9-114 of the Zoning Code.
- 4) All roof structures, such as air conditioning units, elevator equipment or other roof mounted appurtenances, shall be screened from view and shall not exceed the overall thirty-five (35) foot height limit, except chimneys and other ventilation structures not to individually exceed dimensions of two (2) feet by two (2) feet per flue and not to exceed the height of the building by more than ten (10) percent.
- 5) All lighting, both exterior and interior, shall be designed and located to confine direct rays to the building site.
- 6) All storage in cartons, containers or trash bins shall be enclosed and shielded from view within a building or by a fence/wall not less than six (6) feet in height. If unroofed, trash bins shall have lids.
- 7) Off-street parking. Per Section B herein.

i. Lawful nonconforming residential use of property:

Should any existing lawful nonconforming residential use presently on property zoned commercial be destroyed by fire, natural disaster, war or act of God, such may be rebuilt providing it conforms to the provisions of the residential uses and standards contained in the SBR District.

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3. Public Facilities (SBB, SBP, SBW)

a. Purpose and Intent

The Public Facilities District, including the Beach Area (SBB), Parking Facility (SBP) and Waterways (SBW) zones, is intended to provide the regulations which will permit the establishment and maintenance of community services in locations which will best service the uses in Sunset Beach. It is intended that these community facilities be compatible with the other land uses and include beachfront and parks, public parking facilities and inland waterways.

b. Sunset Beach Beach Area (SBB)

- 1) To protect beachfront residences and maintain both public and private ocean views and access and to preserve the unique public recreational character of Sunset Beach, the existing beach and sand area shall be maintained in their present form.
- 2) The twenty-seven (27) existing public access points to the beach delineated in the Sunset Beach Land Use Plan shall be retained and maintained in a manner promoting their use by the general public.
- 3) From the ocean front property line to the ocean there shall be no roadway, bike path, hiking trail or parking facility.
- 4) Permanent above-ground structures on the beach and sand areas shall be prohibited, except for:
 - a) Lifeguard towers.
 - b) Other facilities necessary for public safety.
 - c) Temporary uses and structures accessory to residential development on contiguous SBR properties subject to a Coastal Development Permit and a Public Property Encroachment Permit.
- 5) Fire rings or any other fires on the beach shall be prohibited.
- 6) There shall be no advertising of any nature on the beach and sand areas.
- 7) No governmental or private agency shall construct or cause to be constructed any structure including but not limited to jetties, groins, berms, etc., that may alter natural shoreline processes such as wave action, channel depth or general beach configuration except when such protective structures are required to protect existing structures or public beaches in danger from erosion.

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- 8) Temporary recreational facilities for general public use may be permitted subject to an encroachment permit from EMA/Public Property Permits Division. Such facilities shall be located at least seventy-five (75) feet from residential property lines unless the facility is directly in front of the property of the applicant for the encroachment permit.

c. Sunset Beach Parking Facility (SBP)

- 1) Parking control shall be in accordance with Ordinance 3205 as adopted by the Board of Supervisors, County of Orange.
- 2) The present general configuration and facilities shall be retained.
- 3) There shall be no overhead or underground parking facility.
- 4) There shall be no parking meters or other mechanical parking control devices.
- 5) The County shall consult with the Sunset Beach LCP Review Board for recommendation before any facilities are changed or expanded or additional signs installed.
- 6) There shall be no advertising of any nature.

d. Sunset Beach Waterways (SBW)

- 1) For greater use by the general public, all channels and public waterways in existence as of February 2, 1965 (on which date, by Resolution 65-112, the Orange County Board of Supervisors established the channel widths) shall be maintained and operated as public waterways, subject to Sections 5 through 11 of the Codified Ordinances and Codes governing County waterways. They shall be properly bulkheaded to prevent erosion and resultant land filling, and dredged to maintain navigable depth and regulated to prevent impediment of channel navigation (as described in Sections 2-2-63 and 2-2-65 of the Orange County Codified Ordinances). All navigable channels shall be retained and maintained at the present width, no part of the channels shall be filled, and no encroachments shall be allowed except for bulkheads, gangways, and docks as provided in item number 2 below.
- 2) In addition to a Coastal Development Permit from the State, a Public Property Encroachment Permit (encroachment permit) is required for all existing and proposed bulkheads, gangways and docks within the Sunset Beach Waterways. Bulkheads not within the SBW will require

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evidence of sound construction (building permit) concurrent with the application for an encroachment permit for dock and gangway attachments. The right to said permit shall be attached to the property and run with the ownership of the bulkhead frontage.

As part of the encroachment permit application process, a determination will be made for existing facilities as to whether they are in a state of good repair or a state of disrepair. Docks with inadequate floats resulting in partial submersion, sinking or listing, broken or inappropriate decking material, inadequate supports or improper fastening devices (such as PVC pipe), and illegal and unsafe electrical wiring shall be deemed to be in a state of disrepair. All existing bulkheads, gangways, and docks will require an encroachment permit and be brought into a state of good repair within two (2) years of the adoption of amendment dated August 31, 1983.

All applications for an encroachment permit shall be submitted to the Sunset Beach LCP Board for their review and recommendations prior to issuance of said permit.

- 3) To provide greater public use of Sunset Channel from 11th Street to the northwest end of the channel, the channel encroachment line shall be twenty (20) feet measured from bulkhead face (See figures 12 and 13). Side setbacks for docks shall be two (2) feet from each property line. This provision is intended to replace the pier lines set in Orange County Board of Supervisors Resolution No. 65-112. No deck or structure shall extend over or in front of the bulkhead in any channel, except a four (4) foot by five (5) foot landing or brow shall be permitted to extend past the bulkhead for access to a gangway to docks.
- 4) To provide maximum public use of inland waterways in the channels running at ninety (90) degrees to Pacific Coast Highway, the channel encroachment line shall be forty (40) feet as measured from lot property lines existing prior to January 1, 1965 (see Figure 12).
- 5) All bulkheads, gangways, and docks encroaching on public waterways shall be maintained in a state of good repair at all times. Failure to repair, upon written notice of Director, EMA, shall be cause for revocation of encroachment permit (Section 2-2-151 (5) Codified Ordinances).
- 6) All encroachment permits are subject to inspection by Director, EMA or designee or Sheriff's Harbor Patrol.
- 7) To meet visitor serving needs, the 11th Street public beach shall be retained in its present general configuration, or if reconfigured, shall provide equivalent recreational opportunities and shall be

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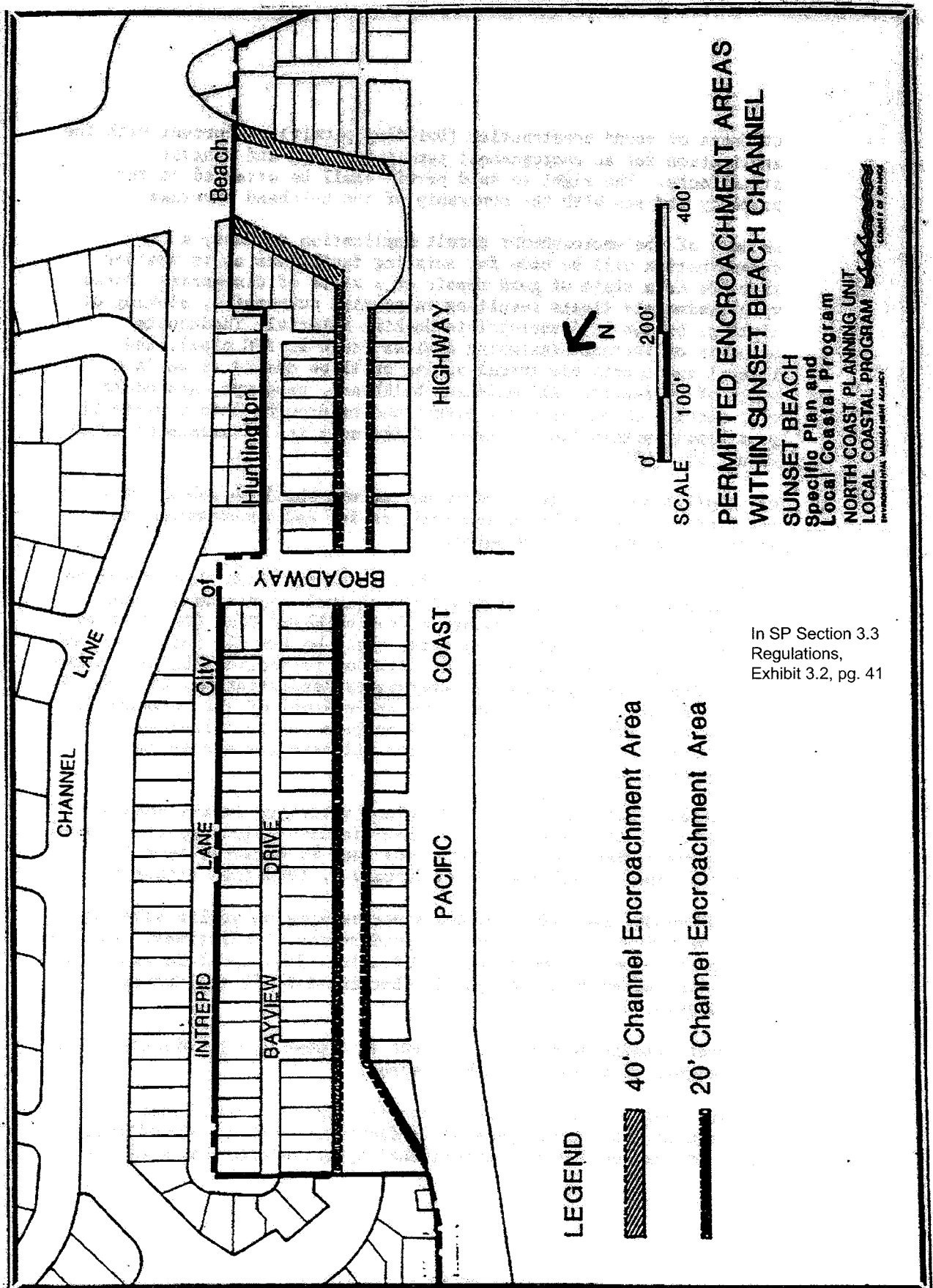
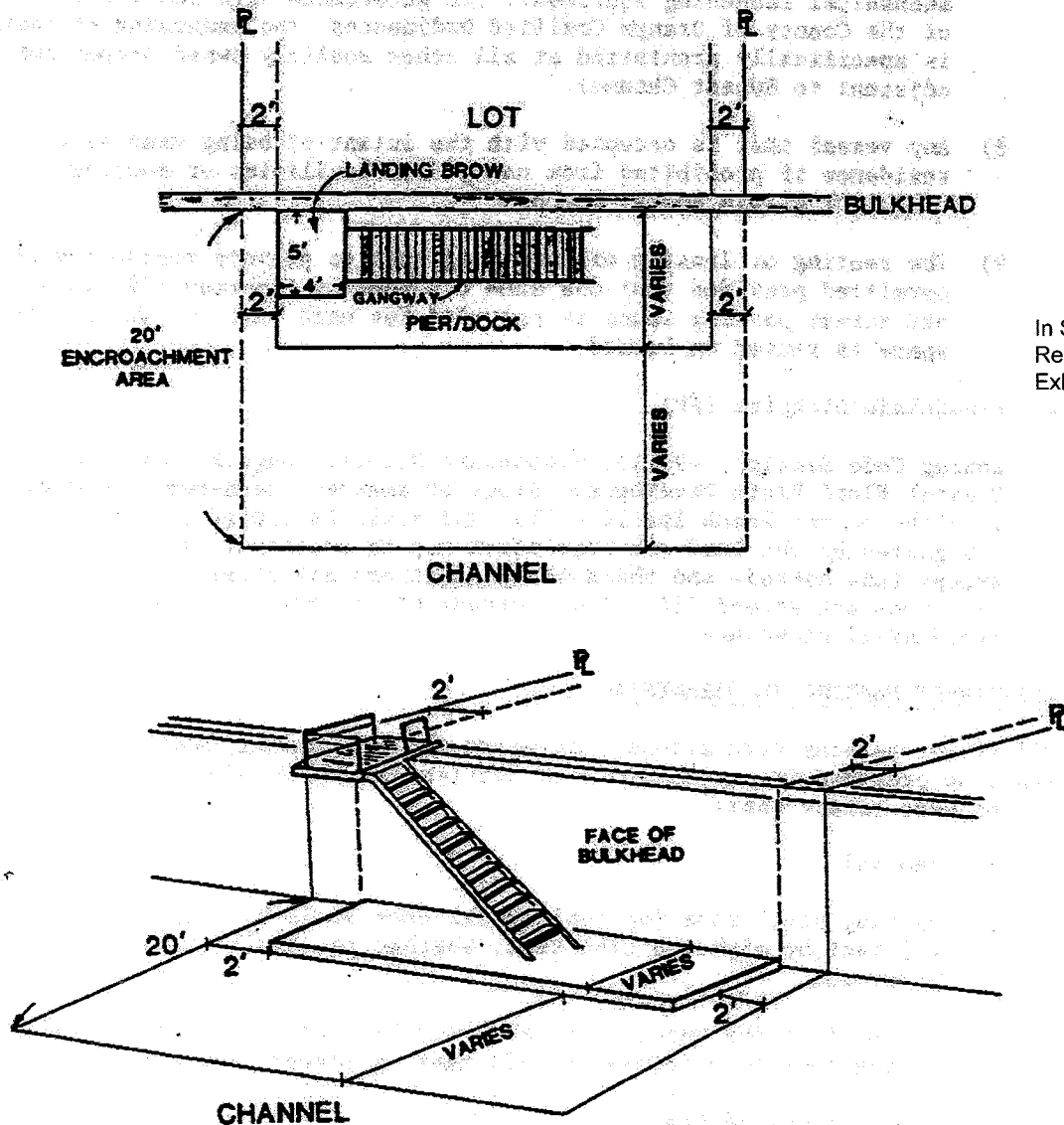


Figure 12

CRITERIA FOR SUNSET BEACH CHANNEL ENCROACHMENTS



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NOTE: Dimensions shown are maximum allowable for landing brow, and encroachment area and minimum allowable for side setback from each property line. This drawing is presented as general criteria for the installation of dock facilities and shall not be used in lieu of plans and specifications.

Figure 13

CRITERIA FOR SUNSET BEACH
CHANNEL ENCROACHMENTS

properly maintained. Small boats may be launched at the 11th Street beach provided there is no use of trailers, sand dollies, or mechanical launching equipment. In accordance with Section 2-2-47 of the County of Orange Codified Ordinances, the launching of boats is specifically prohibited at all other publicly owned properties adjacent to Sunset Channel.

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- 8) Any vessel that is occupied with the intent of being used as a residence is prohibited from using dock facilities or mooring overnight within Sunset Beach.
- 9) The renting or leasing of docks adjacent to private residences is permitted provided that one nine (9) foot by eighteen (18) foot off-street parking space is provided for each boat for which mooring space is rented or leased.

4. Floodplain District (FP)

Zoning Code Section 7-9-113, Floodplain District Regulations, and the Coastal Flood Plain Development Study as amended are hereby incorporated into the Sunset Beach Specific Plan and shall be applicable as designated by the land use regulation map or sectional district map except that second- and third-story additions are permitted if their cost does not exceed fifty (50) percent of the market value of the residential structure.

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E. OFF-STREET PARKING REQUIREMENTS

Off-street parking regulations, including minimum parking stalls required, shall be provided in compliance with Section 7-9-145 of the Orange County Zoning Code except that:

1. Residential

- a. Parking stall size for residential uses shall be a minimum of nine (9) feet by eighteen (18) feet, whether the stall is covered or uncovered.
- b. One half of the required parking may be tandem for residential lots having less than forty-six (46) feet of street frontage.

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Note: Bicycle
parking
requirements,
per ZSO,
added to this
section in SP.

2. All Other Permitted Uses

- a. No owner or tenant shall lease, rent or otherwise make available to intended users any off-street parking spaces required by this article.

- b. Modifications to the off-street parking standards shall be by a Coastal Development Permit.
- c. Parking stalls for commercial uses requiring backing onto public streets shall be prohibited, except where they presently exist. In the case of minor alterations to existing structures, nonconforming parking stalls may remain subject to a Coastal Development Permit. Minor alterations are defined as those that 1.) do not increase the intensity of use and 2.) do not increase the existing parking capacity.
- d. Subject to a Coastal Development Permit, the off-street parking facilities may be located on separate non-contiguous building sites subject to assurances that would guarantee their continuous maintenance for the uses they serve. Non-contiguous building sites shall be within four hundred seventy (470) feet of the site of the uses they serve.
- e. Up to fifty (50) percent of the required parking for commercial uses may be compact size, eight (8) feet by fifteen and one-half (15 1/2) feet, subject to a Coastal Development Permit. The point of entry or exit for compact space shall be no closer than twenty (20) feet from the ultimate right-of-way at the street opening.
- f. One-way accessways shall have a minimum width of fourteen (14) feet unless it is a fire lane which requires a minimum of twenty (20) feet.
- g. Two-way accessways shall have a minimum width of twenty-four (24) feet.
- h. The point of exit or entry from any off-street parking space, except compact, may be at the ultimate right-of-way to a street opening.
- i. Aisle width requirements of Section 7-9-145.5 of the Orange County Zoning Code shall prevail, except that one-way aisles with parallel parking on one or both sides shall be a minimum of twelve (12) feet.
- j. Up to forty (40) percent of the required parking spaces may be tandem parking subject to a Coastal Development Permit.
- k. Subject to a Coastal Development Permit, a reduction in the number of required parking spaces may be allowed for uses which utilize shared parking on site between uses which have different peak parking periods.

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3. Minimum parking stalls required by specific use within Sunset Beach are set out as follows:

<u>Use</u>	<u>Stall Required</u>
a. Automobile, truck, boat, trailer or similar vehicle sales or rental establishments.	1 space for each 400 sq. ft. of gross floor area, except area used exclusively for storage or loading and 1 space for each 1000 sq. ft. of outdoor sales, display or service area
b. Automobile service stations	2 spaces for each lubrication stall, rack, or pit, plus 1 space for each gasoline pump outlet
c. Beauty shop or barber shop.	2 spaces for each of the beauty station or barber chair
d. Child care center, day nursery, preschool or nursery school.	1 space for each staff member, plus 1 space for each 5 children or 1 space for each 10 children where a circular driveway or its equivalent designed by the continuous flow of passenger vehicles for the purpose of loading and unloading children.
e. Commercial boat docks.	1 space for each 35 feet of boat dock or boat mooring with a minimum of 1 space per boat. In addition, where commercial docks are used to load or unload passengers on a commercial or fee basis, there shall be 1 additional onsite parking space required for each 2 passenger or passenger capacity of the boat.
f. Commercial service establishments, repair shops, motor vehicle repair garages, and similar establishments.	1 space for each 400 sq. ft. of gross floor area, except floor area used exclusively for storage or loading, plus 1 space for each 500 sq. ft. of outdoor sales, display, or service area.
g. Dance halls, pool or billiard parlors, roller or ice skating rinks, exhibition halls, including private clubs and lodge halls.	1 space for each 3 persons allowed within the maximum occupancy load as established by local, County or State fire, building or health codes, or 1 space for each 75 square foot of gross floor area, whichever is greater.
h. Food store, grocery store, supermarket, or similar use.	1 space for each 225 sq. ft. of gross floor area.

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| i. Furniture store, appliance store, machinery rental, or sale store (including motor vehicle rental or sales), and similar establishments which handle only bulky merchandise. | 1 space for each 500 sq. ft. of gross floor area, except floor area used exclusively for storage or loading, plus 1 space for each 500 sq. ft. of outdoor sales, display or service area. |
| j. General office and other business technical service, administrative or professional offices including real estate. | 1 space for each 250 sq. ft. of gross floor area. |
| k. General retail stores, except as otherwise provided. | 1 space for each 225 sq. ft. gross floor area. |
| l. Laundromats. | 1 space for each 4 machines. |
| m. Medical/dental office or clinic. | 1 space for each 150 sq. ft. of gross floor area. |
| n. Motel or hotel | 1 space for each guest unit. 2 spaces for any unit having facilities other than bathroom, e.g., kitchen, vet bar; etc. |
| o. Private golf course, swim club, country club, tennis club, recreation center, or similar use. | 1 space for each 4 persons, based upon maximum capacity of all facilities capable of simultaneous use as determined by the staff, plus 1 space for each 2 employees. |
| p. Professional offices of doctors, dentists or similar professions. | 1 space for each 150 sq. ft. of gross floor area. |
| q. Residential | 2 spaces for each dwelling unit. |
| r. Restaurants, night clubs, bars and similar establishments for the sale and consumption of food and beverage on the premises. | 1 space for each 100 sq. ft. of serving area. There shall be a minimum of 10 spaces on-site without regard for the sq. ft. of service area. |
| s. Tennis Courts, open to the public. | 2 spaces for each court. |
| t. Veterinary hospital. | 1 space for each 150 sq. ft. of gross floor area. |
| u. Other. | All other uses shall be defined by the Orange County Zoning Code, Section 7-9-145.6. |

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F. SIGN REGULATIONS

All references to this section shall include Section 1 through 9.

1. Purpose and intent

The purpose of this district is to establish standards for the control of signs in areas of Sunset Beach Local Coastal Program which require protection of vistas of the natural landscape, scenic corridors and highways, recreational facilities and routes used for access to recreational areas and facilities. The intent of these regulations is to minimize the number of signs and to encourage the use of sound planning and design principles in the use of signs to complement the main use of the property. Also to promote the visitor-serving commercial/recreational facilities designed to enhance public opportunities for coastal recreation.

2. General Provisions

- a. Uncertainty. Whenever uncertainty exists as to the intent or wording of this article, the Sunset Beach Local Coastal Program Review Board shall make an interpretation which shall be final unless appealed to the County of Orange. Appeals will require the filing of a Coastal Development Permit for a public hearing.
- b. Except for special event signs, all permitted signs shall be located on the same site as the use they identify or the goods they advertise. Exception - Special event signs may be located off-site with the approval of the Sunset Beach Local Coastal Program Review Board.

3. Permitted Permanent Signs

- a. Business sign: A sign displaying information pertaining to goods or services offered or produced by the business located on the property but not including advertising devices/displays. Business signs may include the identifying name of a business.
- b. Civic activity sign: A bulletin board customarily incident to places of worship, libraries, museums, and other public institutions.
- c. Identification sign: A sign identifying the name and symbol/insignia of an existing or future community, building, business, facility, organization, person, etc.

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with
modifications
to 2a and b to
change
decision
making
authority to
City instead of
citizen
advisory
board.

4. Permitted Temporary Signs.

Temporary Signs are permitted in any district (except where prohibited).

A Coastal Development Permit will not be required if the sign does not exceed the height of existing structures on a site.

a. The following signs are permitted:

1. Real Estate signs: In any area one (1) real estate sign shall be permitted on any building site or business property, not to exceed four (4) square feet in area, unlighted and unilluminated.
2. Construction signs: One (1) construction sign shall be permitted on any building site, in any area, except where specifically prohibited, unlighted and unilluminated and not to exceed a total area of sixteen (16) square feet.

b. Upon review and recommendation of the Review Board and approval of the Environmental Management Agency, the following signs are permitted:

1. Special event signs: For community sponsored events such as the Firemen's Ball, Chili Bean Feed, Art Festival and Pancake Breakfast, etc.
2. Portable signs: One (1) portable sign shall be permitted on any building site zoned for commercial use, unlighted and unilluminated and not to exceed a total area of sixteen (16) square feet or five (5) feet in height. Portable signs are not allowed in any road right-of-way.

5. Prohibited Signs

- a. Signs which resemble or conflict with any traffic-control device or conflict with safe and efficient flow of traffic.
- b. Signs which create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
- c. Outdoor advertising signs.
- d. Advertising device/display.
- e. Banner signs.

6. Sign Definitions

Except as defined by these regulations, signs shall have the same definitions per Section 7-9-144.1 of the Zoning Code.

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7. **Lighted/Illuminated Signs**

Lighted and illuminated signs shall be designed and installed so that direct light rays shall be confined to the premises.

8. **Signs Abutting Residential Areas**

On the ocean side of Pacific Coast Highway business and identification signs facing the ocean are permitted providing they are no more than thirty two (32) square feet in area. If lighted, it shall be by external lighting only with the rays directed on the sign face only.

9. **Sign Measurements**

a. **Sign Area:**

The entire area within which a single continuous perimeter of not more than eight (8) straight lines enclose the extreme limits of writing.

Signs shall not exceed one (1) square foot of sign area for each linear foot of building frontage. The total aggregate sign area for such signs shall not exceed one hundred and twenty-five (125) square feet for each property. If the building frontage of any business is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such business.

b. **Sign Height:**

The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign. Signs shall not exceed the building height limit of the district in which they are located.

- 1) Pole and roof signs: Maximum height twenty-five (25) feet.
- 2) Wall signs: Maximum height thirty-five (35) feet.

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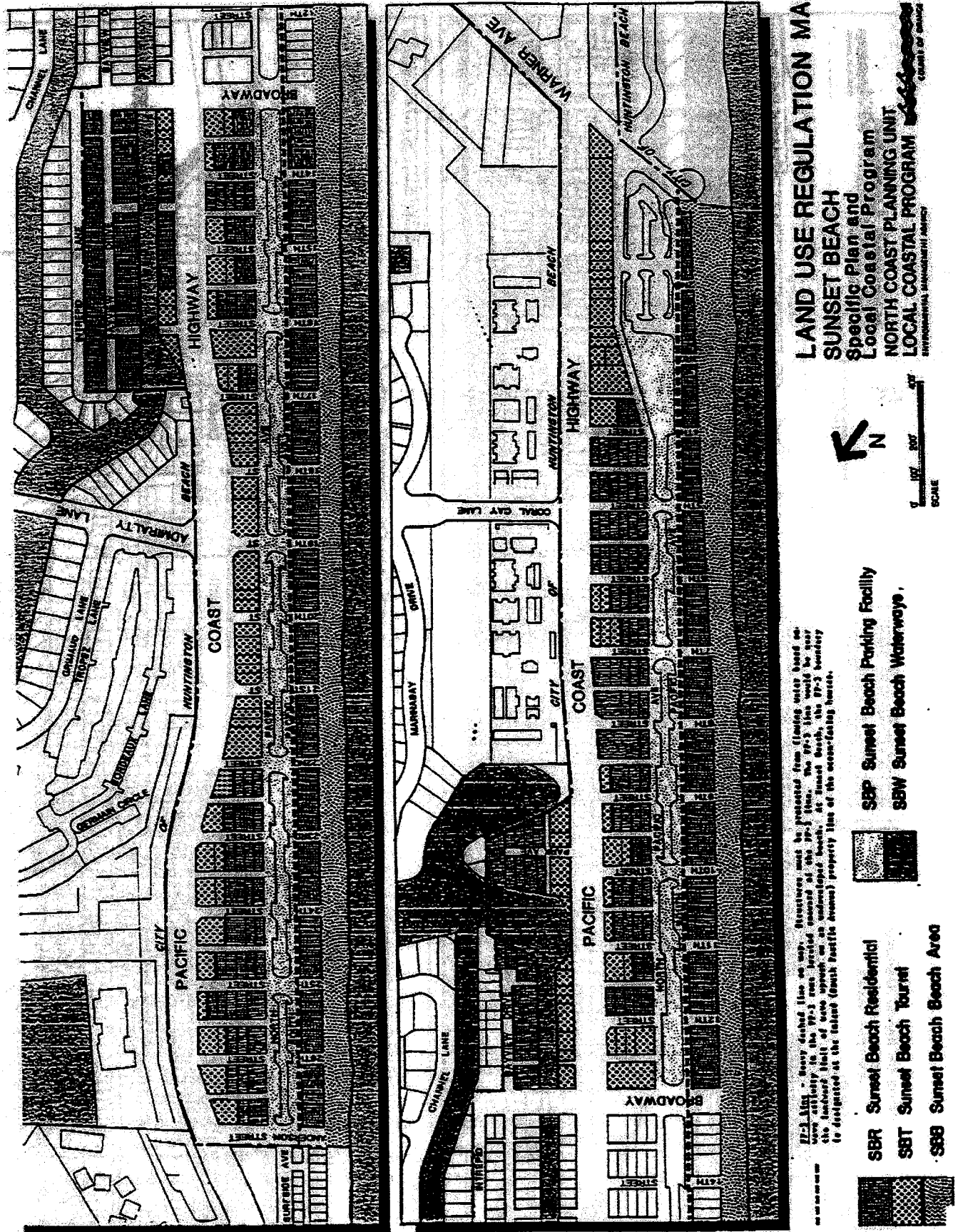
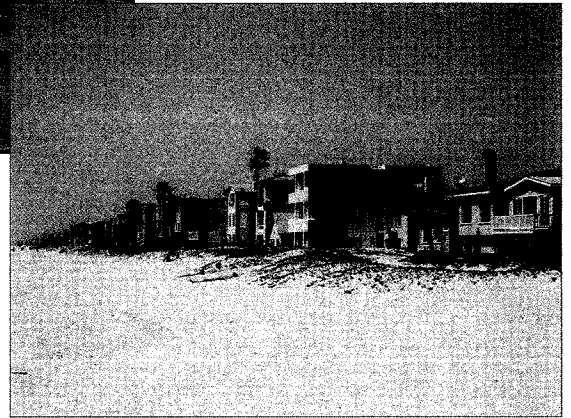
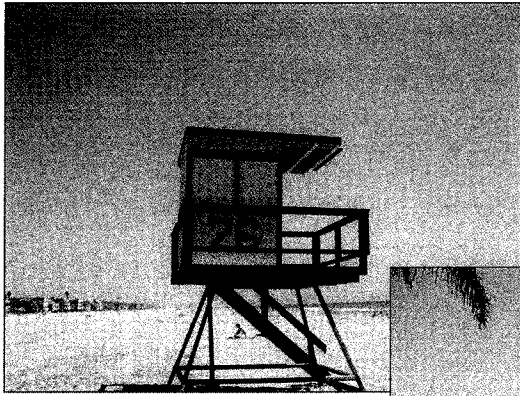


Figure 11



Draft

Sunset Beach Specific Plan

**City of Huntington Beach
Planning and Building Department
2000 Main Street
Huntington Beach, California**

August September 2010

ATTACHMENT NO. 7.1

Draft

Sunset Beach Specific Plan

**Prepared by:
City of Huntington Beach Planning and Building Department
2000 Main Street
Huntington Beach, CA 92648**

Adopted by City Council: _____
Certified by the California Coastal Commission: _____

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1. Introduction

1.1 Location

Sunset Beach is an approximately 409-134 acre primarily residential community that stretches 1.2 miles from Seal Beach at the northwest extremity to Bolsa Chica State Beach, with which it is contiguous at the southeast, as shown in Exhibit 1.1, Vicinity Map. It is bordered on the southwest by the Pacific Ocean and on the northeast by the Huntington Harbour and Peter's Landing developments and is in proximity to the Bolsa Chica Wetlands and Sunset Aquatic Park. The entirety of Sunset Beach is located in the Coastal Zone.

From the ocean inland Sunset Beach is formed by six successive strips running the length of the community: the beach, the ocean front residences along South Pacific Avenue, the linear park/public parking facility between South and North Pacific Avenues, the residences along North Pacific and side streets, the mixed residential-commercial buildings on both sides of Pacific Coast Highway, and the residences on Sunset Island and adjacent to Park Avenue (Exhibit 1.2, Aerial Photograph).

1.2 Specific Plan Area Background

Sunset Beach was established as an unincorporated town on September 8, 1904, governed by the County of Orange. Its formal establishment followed construction of the Pacific Electric Railway (PER). The Newport-Balboa line was the first PER line into Orange County and ran down the coast from Long Beach. The line was extended into Huntington Beach via Seal Beach in Summer 1904. Sunset Beach was laid out along the tracks in 1905. An 80 foot wide boulevard was graded running north to south next to the "Red Car" line, the common reference to PER, and became known as Ocean Boulevard. This thoroughfare was renamed Pacific Coast Highway in 1926. Development of Sunset Beach was similar to that of small coastal communities of the time and was punctuated by various events that helped to shape it to its current form, not the least of which was the rail line and the highway. The other notable change for the area was the development of Huntington Harbour in the 1960s, which transformed marsh and slough into residential islands, a marina and commercial area.

Sunset Beach is unique among coastal communities in that 64-55 percent of its total area, excluding streets, is publicly owned and utilized. Of its almost 409-134 acres, almost 50approximately 74 acres are devoted to public uses, which include the main beach, a combination linear park and public parking facility, Sunset Channel and 11th Street beach. Approximately 31 acres are developed with residential and commercial uses, and 28 acres are right-of-way (streets).

There are 700 residential units in the community developed at a range of densities, with commercial and mixed use developments mostly along Pacific Coast Highway. The community has approximately 1,300 residents. While Sunset Beach is almost built out, remodeling and rebuilding of residential lots occurs on an on-going basis.

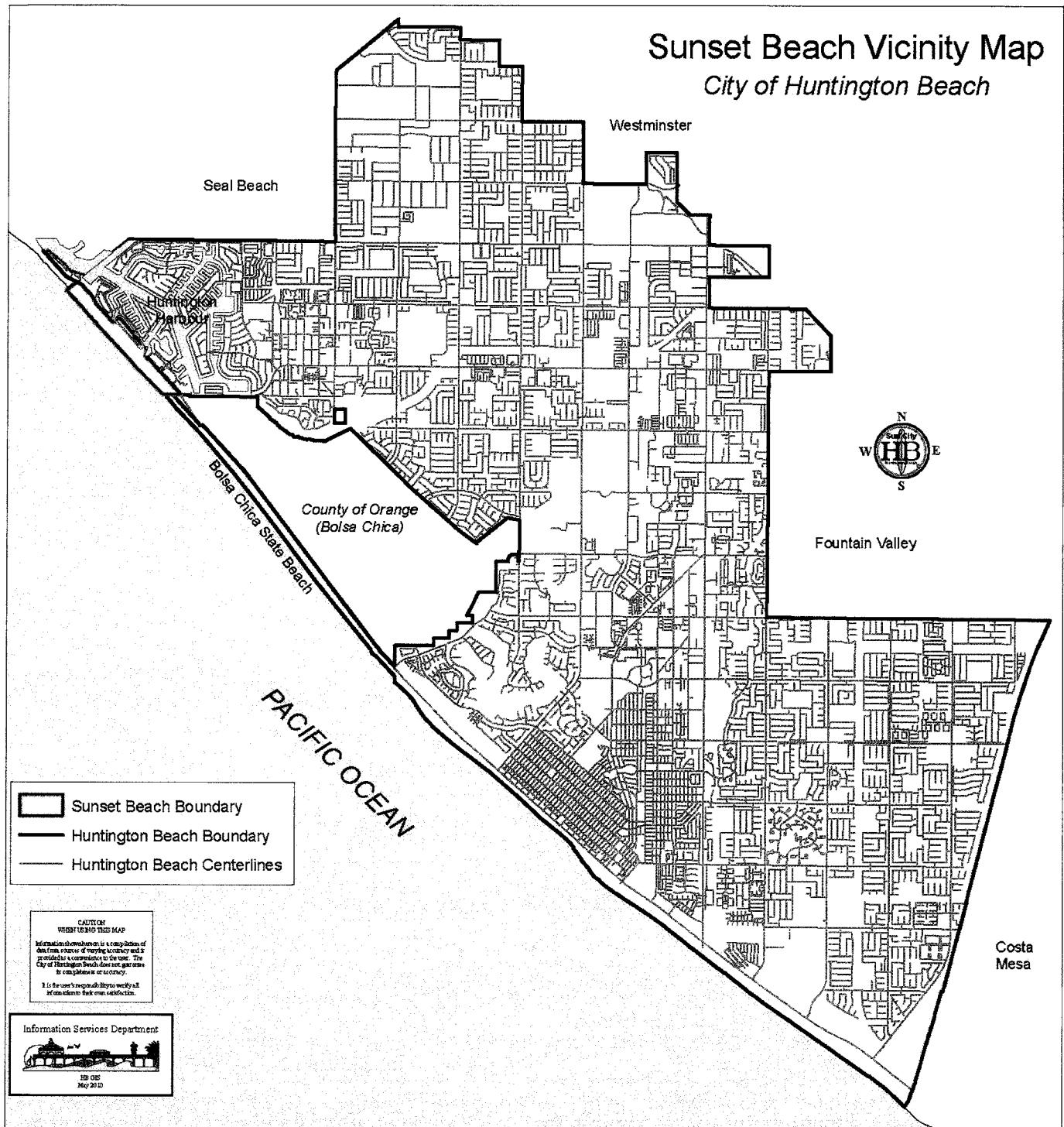


Exhibit 1.1 Vicinity Map

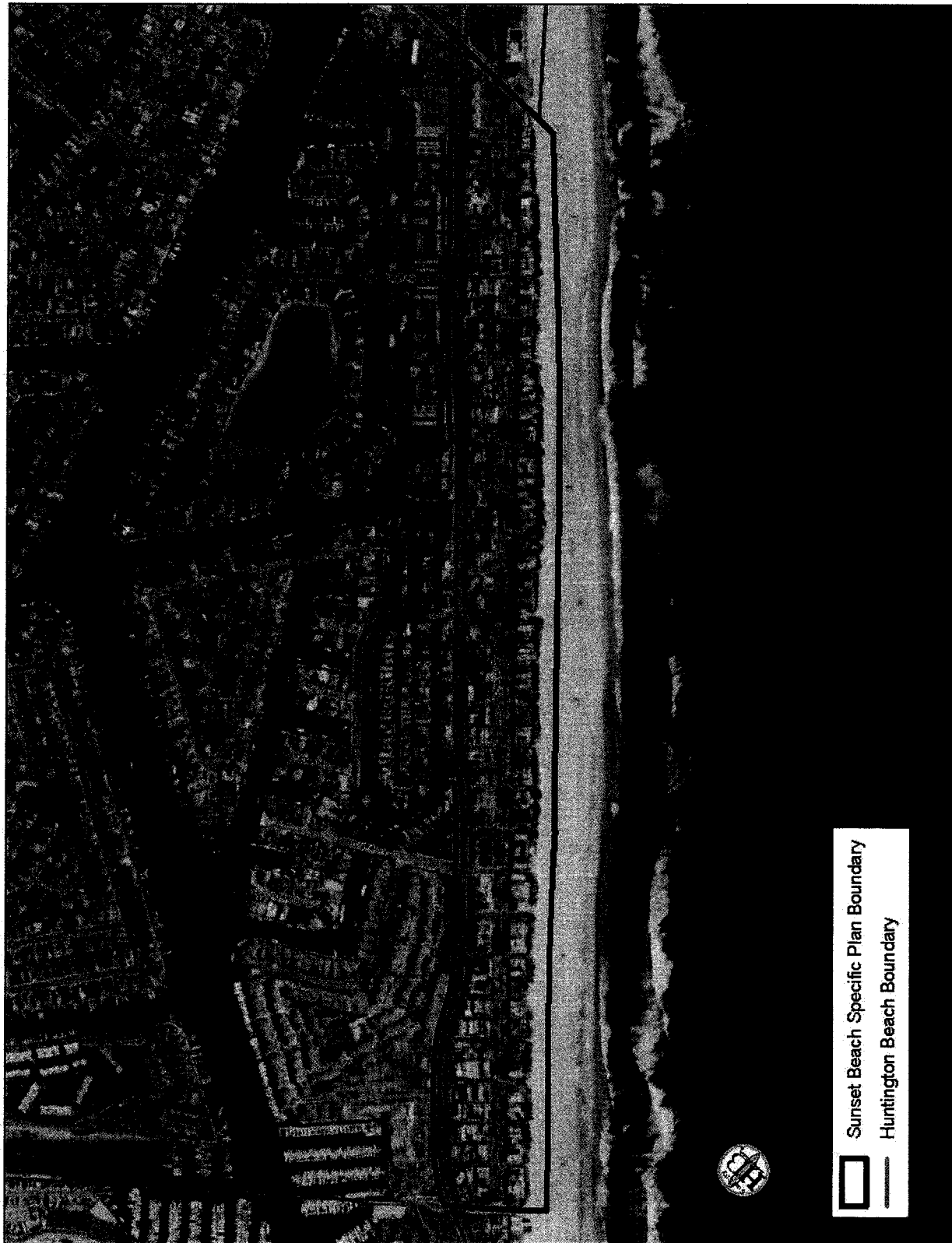


Exhibit 1.2 Aerial Photograph

1.3 Purpose and Intent

This Sunset Beach Specific Plan establishes the development regulations and administrative procedures necessary to achieve orderly and compatible development of the area consistent with the City of Huntington Beach General Plan and Local Coastal Program.

The Specific Plan establishes specific zoning and site development standards for Sunset Beach generally consistent with the County of Orange Sunset Beach Specific Plan, dated September 1990. Sunset Beach will be annexed to the City of Huntington Beach. After the annexation and the adoption of the City of Huntington Beach Sunset Beach Specific Plan are effective, the City of Huntington Beach Sunset Beach Specific Plan will supersede the County of Orange Sunset Beach Specific Plan as the effective zoning regulations for the approximately ~~409~~134 acre Sunset Beach area.¹

The intent of the Sunset Beach Specific Plan is to provide clear and comprehensive descriptions of land use, circulation, infrastructure and site development standards. The Specific Plan is regulatory in nature and serves as zoning for the Sunset Beach area, see Exhibit 1.3, Zoning Map. The Specific Plan also serves as the implementation plan for the Huntington Beach Local Coastal Program. Development plans and other entitlement requests for the Specific Plan area must be consistent with this Specific Plan and the Huntington Beach General Plan and Local Coastal Program.

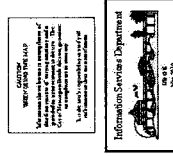
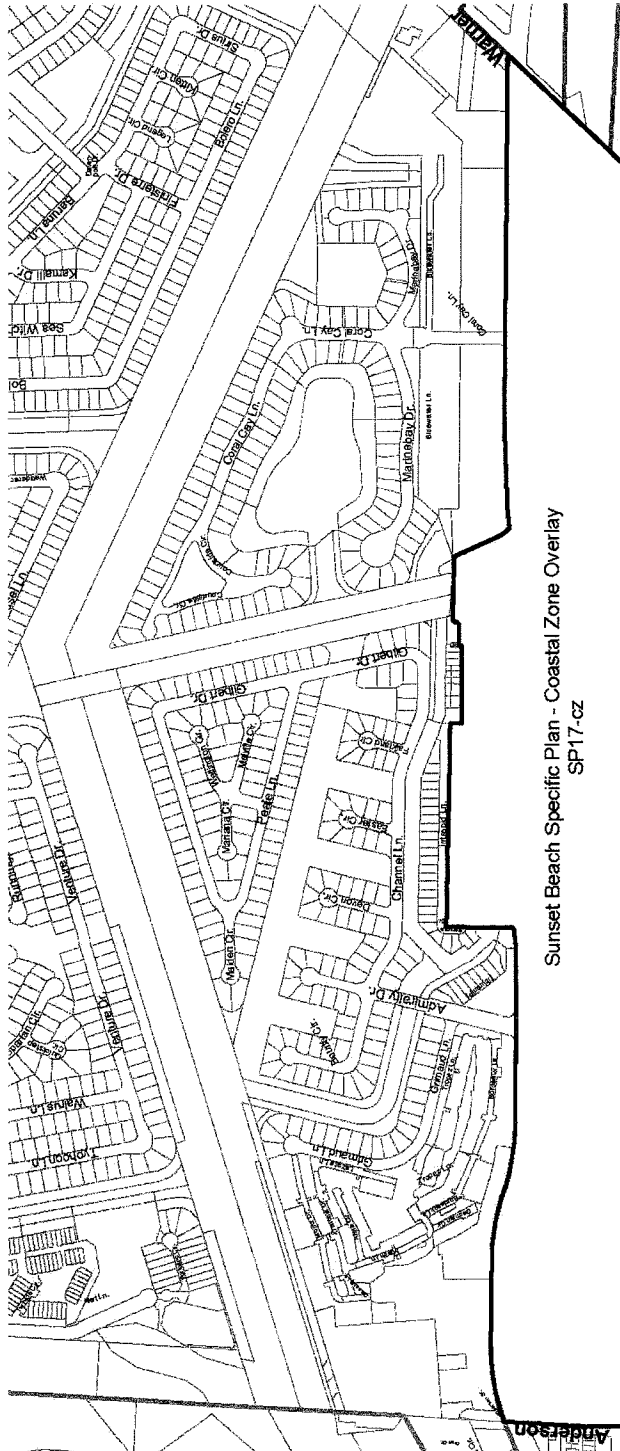
1.4 Authority and Scope

The authority to prepare, adopt and implement Specific Plans is granted to the City of Huntington Beach by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457).

The Specific Plan will be used by the City of Huntington Beach to implement the Huntington Beach General Plan and Local Coastal Program for the Sunset Beach area. The Specific Plan contains all applicable land use regulations and will thus constitute the zoning for the Sunset Beach area. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Huntington Beach Zoning and Subdivision Ordinance, unless otherwise noted.

Local planning agencies or their legislative bodies may designate areas within their jurisdictions as ones for which a Specific Plan is “necessary or convenient” (Government Code Section 65451). A Specific Plan may either be adopted by ordinance or resolution (Government Code Section 65507). Adoption of the Sunset Beach Specific Plan shall be consistent with the provisions of the Huntington Beach Zoning and Subdivision Ordinance, Chapter 215.

¹ The County of Orange Sunset Beach Specific Plan lists the acreage for the Specific Plan area as 115 total acres, 30 acres of which are the main beach. With the benefit of geographic information systems, and based on current information from the County of Orange and a legal description, the total acreage is now estimated at almost 109~~134~~, ~~33~~ approximately 58 of which are the main beach.



LEGEND

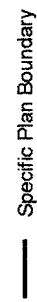
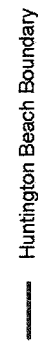


Exhibit 1.3 Zoning Map

1.5 Previous County of Orange Approvals for Sunset Beach

On March 9, 1982, the Orange County Board of Supervisors adopted Resolution No. 82-349, authorizing preparation of a Specific Plan for Sunset Beach. The Land Use Plan, including Development Guidelines, was approved by the Board of Supervisors on May 6, 1981, as an amendment to the Orange County General Plan. The purpose of the County Sunset Beach Specific Plan (SBSP/LCP) was to tie together the Land Use Plan and Implementing Actions Program of the County's Local Coastal Program.

In January, 1986, the Board of Supervisors directed the Environmental Management Agency (EMA) to prepare an amendment to the SBSP/LCP. Amendment 90-1 to the SBSP/LCP was approved by the Board of the Supervisors by Resolution No. 90-1244 and Ordinance No. 3798 on September 26, 1990.

The Sunset Beach area remained an unincorporated "island" while the cities of Seal Beach and Huntington Beach incorporated and annexed adjoining areas. In 2009, the Orange County Local Agency Formation Commission (LAFCO) placed the unincorporated Sunset Beach area in the City of Huntington Beach's Sphere of Influence, facilitating the annexation of Sunset Beach to the City of Huntington Beach.

This proposed City of Huntington Beach Sunset Beach Specific Plan is intended to comply with State law requiring the City to adopt zoning regulations for property ("pre-zone") before annexation is approved by LAFCO.

1.6 Previous California Coastal Commission Approvals for Sunset Beach

The California Coastal Commission originally certified the SBSP/LCP on October 27, 1983. Subsequently, the Commission certified the amended SBSP/LCP on July, 17, 1991.

The Commission retains original permit jurisdiction over development seaward of the mean high tide line. Therefore, it has permitting authority for improvements in/above the ocean and waterway and has issued such coastal development permits in Sunset Beach.

This City of Huntington Beach Sunset Beach Specific Plan must be approved by the California Coastal Commission in order to become effective.

1.7 Consistency with California Environmental Quality Act (CEQA)

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared as part of the Specific Plan approval process. The Initial Study will serve as the basis on which the environmental effects of implementation of the Specific Plan can be ascertained. The Initial Study indicated that a Negative Declaration is the appropriate CEQA compliance tool, and has been prepared as part of this Specific Plan process.

All subsequent approvals necessary to develop any property within the Specific Plan area must be consistent with the Specific Plan and within the scope of the Negative Declaration. Additional environmental documentation may be required in the future if new significant

development is proposed or if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA Guidelines.

2. Land Use Plan

The goal of the Land Use Plan is to maintain and enhance the special character of Sunset Beach. The Land Use Plan establishes and designates areas of residential and commercial development that will not impair coastal resources or public access to the coast consistent with the previous County Specific Plan. It identifies the beach, waterway and public parking facilities and policies to preserve them. Preservation of the unique character of Sunset Beach is the fundamental goal from which the Land Use Policies are derived.

2.1 Existing Conditions

Sunset Beach is characterized by the unique and valuable commodity of its sandy beach and ocean shoreline. It is also surrounded on its inland side by a system of waterway canals in the Huntington Harbour development. The majority of the Sunset Beach area is designated for public or community use, the largest component of which is the beach. The beach is bounded on the south by Warner Avenue and on the north by Anderson Street, a distance of 6,300 feet. Access to the shoreline is at 27 street-end locations through the residential areas, 35 feet in width, located every 200 feet along the beach frontage. The only recreation facilities on the beach are volleyball nets. Approximately 1,500 feet of the beach is open for surfing. Lifeguard service is provided on a seasonal basis. Outdoor games, swimming, surfing and fishing constitute the major activities at this beach.

The area also benefits from a 13 acre linear park/public parking facility, constructed by the County of Orange in the old Pacific-Electric right-of-way, with picnic areas, a tot lot, five restroom buildings, pathways, and ~~660~~ 624 parking spaces. This area is also referred to as the "greenbelt." Other notable public uses include the Sunset Channel, 11th Street beach, a post office and a volunteer fire station. The Sunset Beach Community Association also owns and operates a community center, which functions as a quasi-public use.

There are no public boat launch sites in Sunset Channel with the exception that nontrailerable boats that can be hand-carried may be launched at the 11th Street Beach. There are no publicly maintained boating facilities within the Sunset Beach area. However, private docks are available in Sunset Channel adjacent to commercial and residential properties subject to the permit process.

Private land uses in Sunset Beach are residential and commercial. The residential uses consist of 700 single and multiple family type dwelling units, on typically 2,700 square foot lots, which are well mixed throughout both residential and commercial areas. Densities range from approximately 22 to 45 units per acre. There are approximately ~~60~~ 70 commercial establishments. Existing commercial uses range from neighborhood convenience facilities such as markets, to more area-wide facilities such as motels, restaurants, and specialty shops that generally front on Pacific Coast Highway. Because of the compact size and special nature of the Sunset Beach community and the limited area for commercial uses, the convenience facilities and goods provided serve the visitors and tourists as well as local residents.

The Sunset Beach area consists of 497 parcels, the beach, and right-of-way. All but four of these parcels are fully developed or used in substantial part by an adjacent parcel for yard area,

parking or accessory structures. Of the four parcels, three are vacant and one parcel is occupied by a billboard. The existing residential and commercial areas are 99 percent developed.

Sunset Beach exhibits generally low relief with elevations ranging from sea level to five feet above sea level. Erosion of the shoreline in the area has been relatively continuous since the construction of the east jetty of Anaheim Bay in 1944. In 1945, the Navy constructed 600 feet of stone revetment downcoast from the Anaheim Bay east jetty to retard the erosion but had to reinforce it the following year. In 1947, the revetment was further extended and a wood sheet-pile bulkhead established to strengthen the shore road. In the 1940s, 1,422,000 cubic yards of material were placed on the beach. Additional material has been placed along the Surfside-Sunset Beach shoreline on a regular basis over the years and is expected to be needed on an on-going basis.

Much of the area northwest of Pacific Coastal Highway was once a marsh and slough and was dredged and redeveloped to establish part of Sunset Island and Huntington Harbour in the 1960s. The development of these communities destroyed the marsh-slough habitat. The developed area of Sunset Beach does not provide a suitable habitat for wildlife or native vegetation because of its highly urbanized character, although certain avifauna may forage on the beach.

Along the sandy beaches of the Specific Plan area, plankton, organic detritus, and debris form a primary food source for many of the macroscopic (i.e., large enough to be observed by the naked eye) species of marine animals, such as beach hoppers, sand crabs, and various species of clams. Also, microfauna could possibly be a food source for invertebrate macroscopic filter feeders. Filter and deposit feeders provide a food source for many fish species such as barred surfperch and California corbina, and also for numerous shore birds such as willets, whimbrels, dowitchers, plovers, and gulls. In turn, many of the vertebrates, especially the fishes, provide a food source for larger carnivorous vertebrates such as other fishes and mammals.

Many invertebrate species are subject to cycles of abundance and rarity on any segment of sandy beach shoreline. The fish species present are frequently taken by in-shore anglers but are not exclusively confined to the shallow water of the open coast sandy beaches; they can also be found in deeper waters, or in bays and harbors, depending on such factors as migratory habits, spawning habits, weather conditions, wave conditions, and currents. Pismo clams are known to exist all along the intertidal and subtidal zones of the sandy beach shorelines from Anaheim Bay Harbor to the entrance to Newport Harbor. This bivalve is an important resource sought by recreational Clammers.

The open coast sandy beach in the Specific Plan area and vicinity are spawning habitat for the grunion. Other fish species such as the barred surfperch and California corbina are found in the surf zone feeding primarily upon sand crabs. Common sandy beach organisms such as sand crab, pismo clam, bean clam, and polychaetes are known to exist intertidally and subtidally along the Surfside-Sunset Beach shoreline in spite of previous beach deposition (sand replenishment) operations.